

**ORDINANCE NO. 20210729-159**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7404 ½ MCANGUS ROAD FROM SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence small lot (SF-4A) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2021-0045, on file at the Housing and Planning Department, as follows:

A 7.73-acre tract of land, situated in the Noel M. Bain Survey, Section No. 1, Abstract No. 61, being out of the remnant portion of a called 13.625 acre tract (Part 3), conveyed to SR Development Inc., recorded in Document No. 2011036233, Official Public Records of Travis County, Texas, said 7.73 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

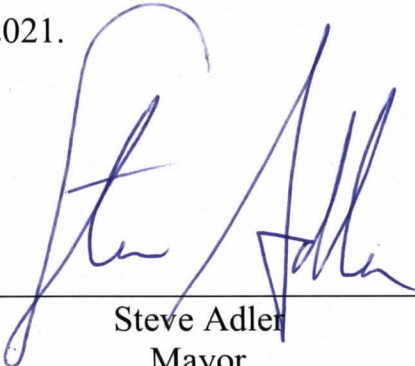
locally known as 7404 ½ McAngus Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on August 9, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, July 29, 2021

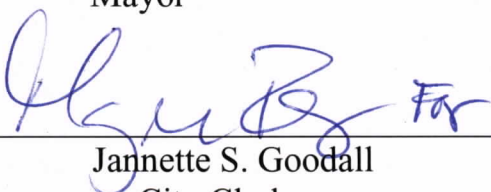
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Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

FIELD NOTES  
FOR

AN 7.73 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED 13.625 ACRE TRACT (PART 3), CONVEYED TO SR DEVELOPMENT, INC., RECORDED IN DOCUMENT NO. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 7.73 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at an iron rod with illegible cap found on a point in the west right-of-way line of McAngus Road, a variable width right-of-way, said point being the southeast corner of said 13.625-acre tract, same being the northeast corner of a called 20.335-acre tract (Tract 8), conveyed to SR Development, Inc., recorded in Volume 12671, Page 69 of the Real Property Records of Travis County, Texas for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE** departing the west right-of-way line of said McAngus Road, with the south boundary line of said 13.625-acre tract, same being the north boundary line of said 20.335-acre tract the following three (3) courses and distances:

1. **N 61°42'58" W**, a distance of **307.14 feet** to a calculated angle point hereof,
2. **N 58°01'57" W**, a distance of **299.89 feet** to a calculated angle point hereof, and
3. **N 66°47'09" W**, a distance of **109.49 feet** to a calculated point in the east right-of-way line of Ross Road, a 70-foot right-of-way described as a 4.38-acre tract recorded in Volume 13346, Page 202 of the Official Records of Travis County, Texas, said point being the northwest corner of the Remnant Portion of said 20.335-acre tract, same being the southwest corner of the Remnant Portion of said 13.625-acre tract for the southwest corner and point of non-tangent curvature hereof;

**THENCE** with the east right-of-way line of said Ross Road, same being the west boundary line of the Remnant Portion of said 13.625-acre tract the following three (3) courses and distances:

1. along the arc of a curve to the left, having a **radius of 1035.00 feet**, a **central angle of 12°46'01"**, a **chord bearing and distance of N 21°48'46" E, 230.15 feet**, for an **arc length of 230.63 feet** to an iron rod with cap marked "Macias" found for a point of non-tangency hereof,
2. **N 15°41'45" E**, a distance of **413.80 feet** to an iron rod with cap marked "Macias" found for a point of non-tangent curvature hereof, and
3. along the arc of a curve to the right, having a **radius of 435.00 feet**, a **central angle of 20°07'51"**, a **chord bearing and distance of N 25°39'11" E, 152.05 feet**, for an **arc length of 152.84 feet** to a calculated point on a point in the east right-of-way line of said Ross Road, said point being the northwest corner of the Remnant Portion of said 13.625-acre tract, same being the westernmost

southwest corner of Moore's Crossing C-5 Commercial, a subdivision according to the plat recorded in Document No. 201500276 of the Official Public Records of Travis County, Texas for the northwest corner hereof;

**THENCE** departing the east right-of-way line of said Ross Road, with the northerly boundary line of the Remnant Portion of said 13.625-acre tract, same being the southerly boundary line of said Moore's Crossing C-5 Commercial the following seven (7) courses and distances:

1. **S 18°37'19" E**, a distance of **316.13 feet** to a calculated angle point hereof,
2. **N 71°22'41" E**, a distance of **18.27 feet** to a calculated angle point hereof,
3. **S 30°54'58" E**, a distance of **179.71 feet** to a calculated angle point hereof,
4. **S 21°26'30" W**, a distance of **46.97 feet** to a calculated angle point hereof,
5. **S 28°07'43" W**, a distance of **100.95 feet** to a calculated angle point hereof,
6. **S 22°35'22" W**, a distance of **40.30 feet** to a calculated angle point hereof, and
7. **S 62°59'16" E**, a distance of **425.92 feet** to a calculated point in the west right-of-way line of said McAngus Road, said point being the northeast corner of said 13.625-acre tract, same being the southeast corner of said Moore's Crossing C-5 Commercial for the northeast corner hereof;

**THENCE S 27°21'13" W**, with the west right-of-way line of said McAngus Road, same being the east boundary line of said 13.625-acre tract, a distance of **321.17 feet** to the **POINT OF BEGINNING** and containing 7.73 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51094-00 by Pape-Dawson Engineers, Inc. This product is a graphical representation of the data shown hereon. It does not represent an on-the-ground survey; it is not a survey product and only represents the approximate relative location of property boundaries for the purposes of rezoning. This product does not conform to a Class A, GIS/LIS Survey Product as defined in Category 10 of the TSPS Manual of Practice and shall not be relied upon for uses which could affect the health, safety or welfare of the general public.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: December 31, 2020

JOB No.: 51094-00

DOC.ID.: H:\Survey\CIVIL\51094-00\Zoning\Word\FN51094-00\_7.73Ac\_MF.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01





1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

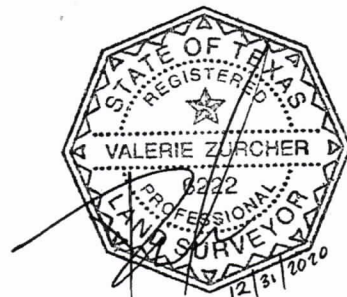
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
FD.	FOUND
I.R.	IRON ROD
● —	FOUND IRON ROD (CAP AS NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L6	S30°54'58"E	179.71'
L7	S21°26'30"W	46.97'
L8	S28°07'43"W	100.95'
L9	S22°35'22"W	40.30'

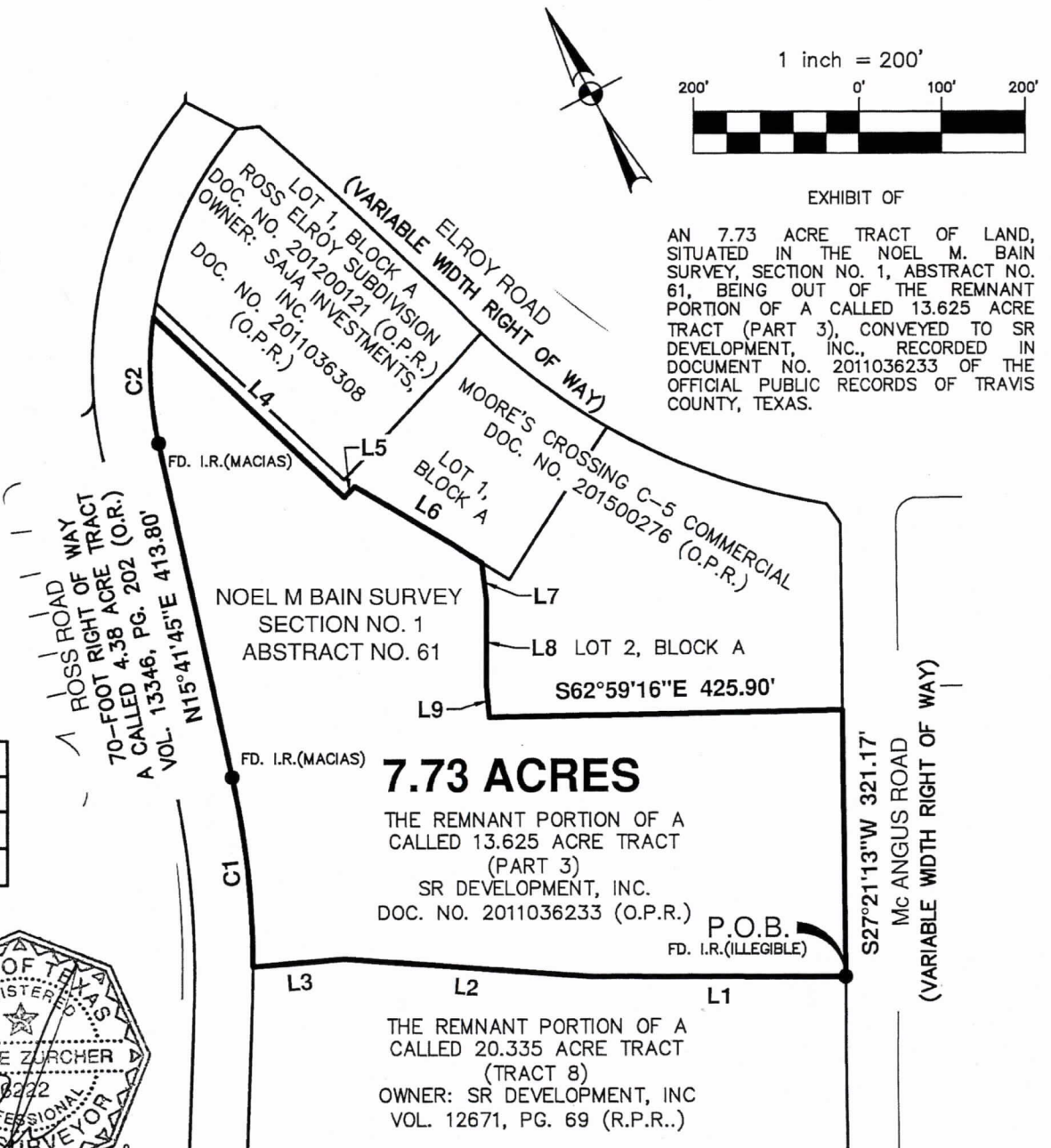
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1035.00'	12°46'01"	N21°48'46"E	230.15'	230.63'
C2	435.00'	20°07'51"	N25°39'11"E	152.05'	152.84'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



DECEMBER 31, 2020



SHEET 1 OF 1

JOB No.: 51094-00

**Created: 3/24/2021**